

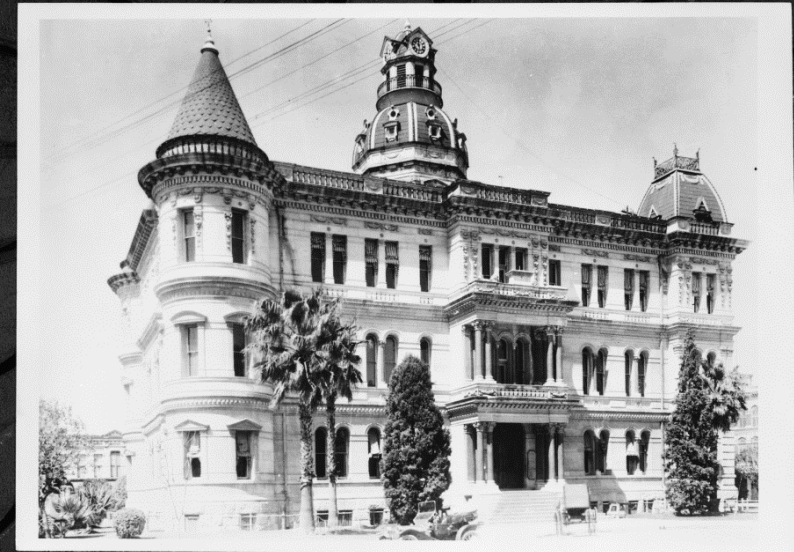


City Hall & Frost Tower Renovations




City Hall - History

- City Hall was built in 1889
- Prominent architect Otto Kramer designed the Italianate Renaissance Revival building
- Major renovation in 1927:
 - added the fourth floor
 - removed the tower, corner turrets, and ornate clock
 - Increased the building size to the current 52,000 Sq. ft.



Facility Assessment

 In 2017, a detailed facility assessment was conducted by third-party consultants



- Exterior & Interior Condition
- Mechanical, Electrical & Plumbing
- Structural
- Fire Protection
- Storm Drainage

 Evaluated and identified required upgrades



Summary of Building Issues

City Hall building continues to experience significant problems with the mechanical, electrical, water and sewer systems such as:

- Flooding in lower levels of the building
- Sewer back ups
- Aging and crumbling facade
- Deteriorating exterior/interior conditions
- Continuing electrical, HVAC and elevator issues



BASEMENT FLOODING



SEWER BACK UPS

Recent City Council Action

Approved the Historic City Hall Renovation Project:

- Appropriated \$38 million in Certificates of Obligation to Renovate City Hall.
- Execution of Design-Build Services Agreement with Guido Brothers Construction Company not-to exceed \$30 million.
- Approving contracts to support the temporary relocation of staff.



Conceptual City Hall Council Office Suite Plan

- Square footage and furniture standard
- Consistent and more efficient use of office space and location
- Individual accessibility but co-working space
- Up to 6 suites on 3rd & 4th Floors



Anticipated City Hall Occupants

4 th Level	Council Office Suites, Reception	
3rd Level	Council Office Suites, Reception	
2 nd Level	Mayor, City Manager, City Attorney, City Clerk	
1 st Level	Entrances, Security, Media & Conference/Public Meeting Rooms	
Basement	Conference Rooms	



Project Scope

- Renovation of all five floors to include new mechanical/electrical/plumbing systems, HVAC, elevators, exterior masonry repair, window repair and utility upgrades
- Including design and construction of east accessibility entrance

\$38M

TO DESIGN & CONSTRUCT
ALL OF CITY HALL RENOVATIONS
INCLUDING NEW EAST
ENTRANCE

Why?



Efficiencies



Timeliness



Cost Savings



Equal Access

Frost Tower Background

- City purchased current Frost Tower office building as a component of a Public-Private Partnership (P3)
- Facilitated construction of Frost's new office tower; and
- Result in redevelopment of Municipal Plaza as residential housing, and renovation of current Frost Tower to consolidate City offices in a modernized office space



Key Benefits

- Elimination of approximately \$3.8 million annually in rent
- Streamlined City Operation processes and improved collaboration
- Centralization of key public services
- Close proximity to City Hall and Council Chambers



Efficiency

Consolidates City Operations



Growth

First Downtown Office Tower in 27 Years



Livability

265 Downtown Housing Units

24
City Departments
1,440 Employees

Departments moving to renovated City Office Tower currently office in 7 locations across City.

Project Timelines

	City Hall Renovation	Tower Renovation
Advertise Design-Build (DB) RFQ	January 2018	April 2018
Council Approval DB Contract	May 2018	September 2018
Design Commences	May 2018	September 2018
Vacate City Hall	July 2018	N/A
Start Construction	August 2018	July 2019
Move-In	January 2020	October 2020 - March 2021